

ZONING REGULATIONS

CHAPTER 17 OF THE BRIGHTON MUNICIPAL CODE

Table of Contents

SECTION I	INTRODUCTORY PROVISIONS	
A.	NEED FOR REVISED ZONING REGULATIONS.....	1
B.	PURPOSE.....	1
SECTION II	ADMINISTRATION, PROCEDURES, AND ENFORCEMENT	
1.	PURPOSE.....	1
2.	REVIEWING AUTHORITIES	1
A.	CITY COUNCIL.....	1
B.	PLANNING COMMISSION	1
C.	BOARD OF ADJUSTMENT.....	2
D.	CITY MANAGER.....	2
E.	DIRECTOR.....	2
F.	DEVELOPMENT REVIEW COMMITTEE	3
G.	HISTORIC PRESERVATION COMMISSION.....	3
3.	PROCEDURES	4
A.	PURPOSE.....	4
B.	FILING APPLICATIONS	4
C.	SUBMITTALS.....	5
D.	REVIEW	7
E.	FEES.....	8
F.	NOTICE.....	8
G.	HEARINGS/REVIEW.....	10
H.	APPEALS.....	11
I.	LIMITATION OF FURTHER APPLICATION.....	12
4.	ANNEXATION	12
A.	APPROVAL CRITERIA	12
B.	PRE-PETITION CONFERENCE.....	13
C.	PETITIONS AND SUBMITTALS	13
D.	NOTICE	13
E.	ANNEXATION AGREEMENT	13
F.	CITY COUNCIL.....	13
G.	RECORDING.....	14
5.	SPECIAL USE AND VARIANCE.....	14
A.	TIME LIMITS	14
B.	SECURITY	14
C.	APPLICATIONS FOR SPECIAL USES AND VARIANCES	14
D.	PROCESSING AND REVIEW PROCEDURE	14
E.	CRITERIA FOR A VARIANCE	14
F.	CRITERIA FOR A SPECIAL USE	15
G.	APPEAL	15
6.	CONDITIONAL USE	15
A.	APPLICATION.....	16
B.	CRITERIA FOR CONDITIONAL USE.....	16

7.	SEXUALLY ORIENTED BUSINESS	16
8.	ZONE CHANGES	16
	A. CITY INITIATED	16
	B. APPLICATION FOR ZONE CHANGE.....	17
	C. PLANNING COMMISSION	17
	D. CITY COUNCIL.....	17
	E. CRITERIA FOR REZONING.....	17
	F. RECORDING	17
9.	AMENDMENTS TO ZONING REGULATIONS.....	17
	A. AMENDMENTS TO THE TEXT OF THE ZONING REGULATIONS.....	17
	B. REVIEWING AUTHORITIES AND PROCEDURES	17
	C. NOTICE	18
10.	USE-BY-RIGHT.....	18
	A. APPLICATION FOR USE-BY-RIGHT APPROVAL.....	18
	B. CRITERIA FOR USE-BY-RIGHT.....	18
	C. EXPIRATION AND EXTENSION OF USE-BY-RIGHT APPROVAL.....	18
	D. APPEAL.....	18
11.	TENANT FINISH.....	18
	A. APPLICATION	19
	B. PROCESSING AND REVIEW PROCEDURE	19
	C. CRITERIA FOR TENANT FINISH APPROVAL	19
12.	TEMPORARY USES.....	19
	A. APPLICATION FOR TEMPORARY USE PERMIT	19
	B. RESTRICTIONS	20
	C. TEMPORARY USES	20
13.	SITE IMPROVEMENT PERMITS	20
	A. APPLICATION FOR SITE IMPROVEMENT APPROVAL	21
	B. PROCESSING AND REVIEW PROCEDURE	21
	C. CRITERIA FOR SITE IMPROVEMENT APPROVAL	21
	D. EXPIRATION AND EXTENSION OF SITE IMPROVEMENT APPROVAL.....	21
	E. APPEAL	21
	F. ENFORCEMENT	21
14.	INTERPRETATION	21
	A. AUTHORITY.....	22
	B. REQUEST FOR INTERPRETATION.....	22
	C. RENDERING OF INTERPRETATION.....	22
	D. FORM	22
	E. OFFICIAL RECORD	22
	F. APPEAL.....	22
	G. RULES OF CONSTRUCTION FOR TEXT	22
	H. GENERALLY.....	22
	I. DEFINITIONS.....	22
15.	ADMINISTRATIVE RELIEF	23
	A. APPLICATION.....	23
	B. FINDINGS NECESSARY TO GRANT ADMINISTRATIVE RELIEF	23
	C. RELIEF	24
	D. SPECIFIC RELIEF IN SPECIFIED ZONE DISTRICTS.....	24
	E. PUBLIC NOTICE	24
	F. APPEAL	24
16.	VIOLATIONS/PENALTIES	24

SECTION III	DEFINITIONS	
A.	GENERAL INTERPRETATION	1
B.	WORDS, TERMS OR PHRASES (LISTED ALPHABETICALLY)	1

SECTION IV DEFINING AND APPLICATION OF DISTRICT REGULATIONS

- A. GENERAL APPLICATION
- B. ANNEXED TERRITORY
- C. ZONE MAP AND BOUNDARIES OF ZONE DISTRICTS
- D. DEFINITION OF ZONE DISTRICTS

SECTION

4.1	RURAL ESTATE	RE
4.2	SINGLE-FAMILY RESIDENTIAL	R-1
4.3	SINGLE AND TWO-FAMILY RESIDENTIAL.....	R-1-A
4.3.5	CITY LOT RESIDENTIAL.....	R-1-B
4.4	SINGLE TO EIGHT-FAMILY RESIDENTIAL.....	R-2
4.5	MULTIPLE-FAMILY RESIDENTIAL.....	R-3
4.6	MOBILE HOME	MH
4.6.5	DOWNTOWN	DT
4.6.6	MIXED USE	MU
4.7	PLANNED UNIT DEVELOPMENT	PUD
4.7.5	SOUTH 4 TH AVENUE OVERLAY	S4O
4.8	COMMERCIAL OFFICE	CO
4.9	LOCAL RETAIL.....	C-1
4.10	RESTRICTED RETAIL AND SERVICE.....	C-2
4.11	GENERAL RETAIL AND SERVICES	C-3
4.11.5	BUSINESS PARK	BP
4.12	LIGHT INDUSTRIAL.....	I-1
4.13	HEAVY INDUSTRIAL.....	I-2
4.14	FLOODPLAIN CONTROL	FC
4.15	MINERAL EXTRACTION	ME
4.16	PUBLIC LAND	PL
4.17	OPEN SPACE AND PARKS.....	O
4.17.5	AGRICULTURAL RESIDENTIAL.....	AR
4.17.6	AGRICULTURAL ESTATE	AE
4.17.8	SLUDGE APPLICATION OVERLAY	SA
4.17.10	OVERLAY DISTRICT.....	OD
4.18	TABULATION OF USES	TU

SECTION V DEVELOPMENT STANDARDS

A.	DRAINAGE	V.A
B.	EXCAVATION, GRADING, AND/OR OFF PREMISES HAULING OF MATERIAL NOT CONSIDERED A COMMERCIAL MINERAL DEPOSIT.....	V.B
C.	FENCES AND SIGHT TRIANGLES.....	V.C
D.	LANDFILLS	V.D
E.	LANDSCAPING.....	V.E
F.	MOVING.....	V.F
G.	OIL AND GAS WELLS	V.G
H.	OPEN SPACE AND PARK REQUIREMENTS	V.H
I.	PARKING.....	V.I

J. SIGNS	V.J
K. SWIMMING POOLS	V.K
L. FINANCIAL GUARANTEE.....	V.L
M. MINIATURE GOLF STANDARDS.....	V.M
N. CMRS FACILITIES... ..	V.N

SECTION VI

PERFORMANCE STANDARDS

A. ACCESSORY DWELLING	1
B. ANIMALS AND HOUSEHOLD PETS	1
C. GUARD DOGS.....	2
D. HOME OCCUPATIONS	2
E. PROHIBITING OFFENSIVE EMISSIONS	10
F. TEMPORARY SALES STANDS	10
G. GROUP HOMES.....	10
H. MANUFACTURED	11
I. CREMATORIUMS	12

SECTION VII

NON-CONFORMING USES AND STRUCTURES

A. POLICIES	1
B. NON-CONFORMING USES	1
C. NON-CONFORMING STRUCTURES.....	3
D. NON-CONFORMING LOTS	6
E. COMBINATION OF LOTS.....	7
F. APPEAL.....	7

SECTION VIII

REPEALS, AMENDMENTS, SEVERABILITY